2732 16 Street SW

Calgary | Active | MLS® A2357006

$510,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1997**	**1,441.98 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Imagine walking to your favorite Marda Loop cafe for morning coffee, then coming home to a quiet, sunlit retreat. Freshly painted from top to bottom, this bright townhouse blends inner-city living with complete peace of mind. The open main level features a warm gas fireplace, dining space, and a granite kitchen made for easy dinners. Upstairs offers two spacious bedrooms, including a primary suite with a walk-in closet, a second bedroom with its own west balcony, and a 4-piece bath with a relaxing jetted tub. Downstairs, enjoy an above-grade flex den that opens to a private patio-ideal for a home office-plus a rare double attached garage. Best of all, major 2022 updates are already done: new high-efficiency triple-pane windows, added insulation, new furnace, central A/C, and hot water tank. Minutes to 17th Ave, parks, and downtown. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357006
Bedrooms	2
Bathrooms	2
Year Built	1997
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,441.98 sq. ft.
Main Level Finished Area:	604.36 sq. ft.
Condo Fee:	$375.00
Condo Fee Includes:	Insurance, Reserve Fund Contributions, Snow Removal

Acreage:	No
Lot Area:	6,243 sq. ft.
Front Exposure:	West
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1997 (Age: 29)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	9712450
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Tile
Cooling:	Central Air

Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Lower Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	South Calgary
Amenities:	Snow Removal
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Living Room · 15'10" × 13'7" ·
Main Floor	Kitchen · 10'11" × 8'6" ·
Main Floor	Dining Room · 13' × 9'6" ·
2nd Floor	Bedroom - Primary · 15' × 13'1" ·
2nd Floor	Bedroom · 13'5" × 10'1" ·
Lower Level	Entrance · 5'8" × 4'1" ·
Lower Level	Flex Space · 13'10" × 9'6" ·
Lower Level	Laundry · 9'6" × 6'2" ·

Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby
Interior Features:	Granite Counters, Jetted Tub, No Smoking Home, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Deck
Lot Features:	Landscaped, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2732-16-street-sw-calgary-a2357006/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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